

14. 2006SP-119U-08

4th Avenue

Map 082-09, Parcels 312, 314, 315, 316, 317, 318, 319, 320

Subarea 8 (2002)

Council District 19 - Ludye N. Wallace

A request to change from IR to SP zoning on properties located at 1211, 1215, 1217, 1219 and 1229 4th Avenue N., 4th Avenue N. (unnumbered), and 407 Monroe Street, located at the southwest corner of 4th Avenue N. & Monroe Street (1.64 acres), to permit the development of 38 units and 2,775 square feet of commercial space, requested by Joel A. Smith, owner, LandDesign Inc., surveyor.

Staff Recommendation: Approve with conditions

APPLICANT REQUEST - Preliminary SP

A request to change approximately 1.64 acres from industrial restrictive (IR) to specific plan (SP) zoning on property located at the southwest corner of 4th Avenue North & Monroe Street to permit the development of 38 units and 2,775 square feet of commercial space.

Existing Zoning

IR district - Industrial Restrictive is intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures.

Proposed Zoning

SP district - Specific Plan is a zoning district category that provides for additional flexibility of design, including the relationship of buildings to streets, to provide the ability to implement the specific details of the General Plan.

- The SP District is a base zoning district, not an overlay. It will be labeled on zoning maps as “SP.”
- The SP District is not subject to the traditional zoning districts’ development standards. Instead, urban design elements are determined for the specific development and are written into the zone change ordinance, which becomes law.
- Use of SP **does not** relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP **does not** relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

NORTH NASHVILLE COMMUNITY PLAN

Neighborhood Urban (NU) - NU is intended for fairly intense, expansive areas that are intended to contain a significant amount of residential development, but are planned to be mixed use in character. Predominant uses in these areas include a variety of housing, public benefit uses, commercial activities and mixed-use development. An accompanying Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

German Town Detailed Neighborhood Development Plan

Mixed Use (MU) - MU is intended for buildings that are mixed horizontally and vertically. The latter is preferable in creating a more pedestrian-oriented streetscape. This category allows residential as well as commercial uses. Vertically mixed-use buildings are encouraged to have shopping activities at street level and/or residential above.

Mixed Live/Work (MLW) - MLW is intended for primarily residential uses, while providing opportunities for small commercial establishments, mostly home-run professional or retail services.

Consistent with Policy? - Yes, the requested SP district is consistent with the area policy.

PLAN DETAILS

Site Plan - The plan consists of 38 units with a density of approximately 23 units per acre, and 2,775 square feet of commercial space. Units will be in the form of one bedroom flats, and two and three bedroom townhomes. The majority of the units will front 4th Avenue and Monroe Street, while several will be along the rear alley. Units along 4th Avenue will consist of 5 separate residential structures containing 4 units each that are to resemble single-family units. Units will be separated by a small court yard. Access to the bottom floor units will be provided through the court yard, while access to upstairs units will be provided from the front of each unit. A sixth unit along 4th Avenue will be smaller and consist of two individual townhomes. The units along Monroe Street will consist of 5 three story attached town homes. The corner of 4th and Monroe will be held by a three story mixed use building. Eight units will be located along the alley and will be located within four individual structures that will mimic the carriage home that can be found throughout the area.

Structures utilize building materials that are consistent with historic building materials found in the area. These include brick, painted brick, faux, stone and cementitious siding.

Uses - Uses on the site will be limited to residential, mixed-use (commercial/residential), and commercial. Commercial uses will be limited to business services, non-drive through restaurants, small offices, banks, and small food and specialty shops.

Parking - A total of 93 spaces will be provided on site. On site parking will be provided in unit garages, tandem parking, as well as two small parking areas. Eighteen on street parking spaces will also be provided along 4th Avenue. The breakdown for parking is as follows:

Garage	50
Tandem	30
Lot	13
On Street	18
Total	111

PUBLIC WORKS RECOMMENDATION

1. Any approvals are subject to Public Works' approval of the construction plans. Final design and improvements may vary based on field conditions.
2. Provide adequate sight distance at driveways off alley.
3. Provide adequate turning movement at driveways.

STORMWATER RECOMMENDATION - Approve with the following conditions:

1. Add FEMA note.
2. Add C/D Note: "Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP)."
3. Provide a more detail note for water quality.
4. Provide a more detail note for water quantity.

METRO SCHOOL BOARD REPORT

Projected student generation* 4 **Elementary** 3 **Middle** 3 **High**

Schools Over/Under Capacity - Students would attend Eakin Valley Elementary School, West End

Middle School, and Hillsboro High School. All three schools have been identified as having capacity. This information is based upon data from the school board last updated July 2006.

CONDITIONS

1. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
2. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Section of the Metropolitan Department of Public Works for improvements in the public right of way.
3. Subsequent to enactment of this Specific Plan district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper print of the final boundary plat for all property within the district must be submitted to the Planning Commission staff for review.
4. For any development standards, regulations, and requirements not specifically shown on the SP plan and /or included as a condition of Commission approval, the property shall be subject to the standards, regulations, and requirements of the MUL zoning district.
5. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. A revised plan showing all required revisions and listing all conditions of approval shall be submitted within 60 days after the PUD has received the final approval of the Metro Council.

Approved with conditions, (9-0) *Consent Agenda*

Resolution No. RS2006-263

"BE IT RESOLVED by The Metropolitan Planning Commission that 2006SP-119U-08 is **APPROVED WITH CONDITIONS. (9-0)**

Conditions of Approval:

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2. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Section of the Metropolitan Department of Public Works for improvements in the public right of way.
3. Subsequent to enactment of this Specific Plan district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper print of the final boundary plat for all property within the district must be submitted to the Planning Commission staff for review.
4. For any development standards, regulations, and requirements not specifically shown on the SP plan and /or included as a condition of Commission approval, the property shall be subject to the standards, regulations, and requirements of the MUL zoning district.
5. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. A revised plan showing all required revisions and listing all conditions of approval shall be submitted within 60 days after the PUD has received the final approval of the Metro Council.

The proposed SP district is consistent with the North Nashville Community Plan’s Neighborhood Urban structure plan, and the areas Mixed Live/Work and Mixed Use detail plans. All policies are intended for a mixture of residential and small commercial/office type uses.”